



**Star  
Home  
Inspection Services**

*Home Inspection Report*

**12718 Maple St Overland Park, KS 66209**

---

**Inspection Date: 09/23/2010**

**Prepared For: Les Wiscombe**

**Prepared By: Star Home Inspection Services LLC**  
705B SE Melody Lane, Suite 124  
Lee's Summit, MO 64063  
(816) 554-1110  
(816) 554-2135 Fax

**Report Number: 09232010-2A**

**Inspector: Alan DeMoss**



© 2010 Star Home Inspection Services LLC

---

# Table Of Contents

---

<b>REPORT OVERVIEW</b>	<b>3</b>
<b>STRUCTURE</b>	<b>8</b>
<b>ROOFING</b>	<b>10</b>
<b>EXTERIOR</b>	<b>12</b>
<b>ELECTRICAL</b>	<b>15</b>
<b>HEATING</b>	<b>17</b>
<b>COOLING / HEAT PUMPS</b>	<b>18</b>
<b>INSULATION / VENTILATION</b>	<b>19</b>
<b>PLUMBING</b>	<b>20</b>
<b>INTERIOR</b>	<b>23</b>
<b>APPLIANCES</b>	<b>25</b>
<b>FIREPLACES / WOOD STOVES</b>	<b>26</b>

# Report Overview

## THE HOUSE IN PERSPECTIVE

---

This is a well built home. As with all homes, ongoing maintenance is required and improvements to the systems of the home will be needed over time. *The improvements that are recommended in this report are not considered unusual for a home of this age and location.* Please remember that there is no such thing as a perfect home.

## CONVENTIONS USED IN THIS REPORT

---

For your convenience, the following conventions have been used in this report.

**Major Concern:** a system or component which is considered significantly deficient or is unsafe. Significant deficiencies need to be corrected and, except for some safety items, are likely to involve significant expense.

**Safety Issue:** denotes a condition that is unsafe and in need of prompt attention.

**Repair:** denotes a system or component which is missing or which needs corrective action to assure proper and reliable function.

**Improve:** denotes improvements which are recommended but not required.

**Monitor:** denotes a system or component needing further investigation and/or monitoring in order to determine if repairs are necessary.

Please note that those observations listed under “Discretionary Improvements” are not essential repairs, but represent logical long term improvements.

- For the purpose of this report, it is assumed that the house faces east.

## IMPROVEMENT RECOMMENDATION HIGHLIGHTS / SUMMARY

---

The following is a synopsis of the potentially significant improvements that should be budgeted for over the short term. Other significant improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations.

**All issues found in this report should be addressed with the appropriate parties to make any improvements, corrections or repairs necessary. All improvements, corrections and repairs should meet the satisfaction of the client named on this report and the inspection agreement associated with this report prior to closing. This report and the findings listed herein are intended for the client only and is not transferable without a signed written agreement.**

**Seller comments are in red. Any items without seller comments should be considered “as is”**

### Foundation

- **Monitor:** The basement floor slab has typical cracks usually the result of shrinkage and/or settling of the slab as it cures. Shrinkage cracks are very common and are not normally a concern.

### Floors

- **Monitor:** Water staining of the subflooring (supporting layer of flooring atop floor joists and below finish flooring or carpeting) was found at the northeast corner of the unfinished basement.

### Sloped Roofing

- **Monitor:** The roofing is near the end of its life. Older roofs are, by their nature, a high maintenance roof. Annual inspection and repair should be anticipated. In addition, the older flashings should be monitored. In some cases, a deteriorated flashing can result in expensive repairs, because sections of the roofing have to be removed. As a rule of thumb, replacement of the entire roof covering may be logical if more than ten percent of the roof requires repair. The life expectancy of wood roofs is generally 15 to 20 years with tune-ups normally needed around the 10<sup>th</sup> year. This will depend on several factors such as the quality of shingle or shake, the slope of the roof (steeper is better), the amount of exposed shingle, and the amount of sun or shade. As with all roofs, annual maintenance is needed. Cracked, curled, or displaced shingles or shakes should be repaired. As a rule of thumb, replacement of the entire roof covering may be logical if more than ten percent of the wood roof requires repair. Prior repairs to the roofing are evident. This would suggest that problems have been experienced in the past. This area should be monitored.

### Gutters & Downspouts

- **Monitor:** Cosmetic damage to the northeast downspout was observed.

### Exterior Walls

- **Repair:** The siding trim needs caulking improvements near the front porch siding to prevent water damage and rot. **REPAIRED**

### Windows

- **Improve:** Some of the windows require caulking improvement (i.e. second story front southeast, garage, northeast and northwest back second story windows.)

### Doors

- **Monitor:** Localized evidence of rot was visible on the deck door trim/frame. These areas are currently protected with paint and do not need immediate attention. It is recommended, however, that these areas be monitored closely and repaired when painting is done in the future.

### Garage

- **Repair, Safety Issue:** The east overhead garage door does not stay in the open position and requires adjustment for easy and safe operation. **REPAIRED**
- **Repair, Safety Issue:** No safety springs/cables were noted on the garage door springs. The installation of the springs/cables would improve safety during operation. **REPAIRED**
- **Repair:** The overhead garage door weather strip is loose and needs repair. **REPAIRED**
- **Repair, Safety Issue:** The garage door openers did not automatically reverse under resistance to closing. *There is a serious risk of injury, particularly to children, under this condition.* Adjustment or replacement is needed if the opener has this feature. **REPAIRED**
- **Monitor:** The garage floor slab has typical cracks usually the result of shrinkage and/or settling of the slab as it cures. Shrinkage cracks are very common and are not normally a concern.

### Lot Drainage

- **Recommend:** The grading should be improved to promote the flow of storm water away from the house (i.e. the void under the laundry room entry and garage side door patio should be filled.) This can often be accomplished by the addition of top soil. The ground should slope away from the house at a rate of one inch per foot for at least the first five feet. At least eight (8) inches of clearance should be maintained between soil level and the bottom of exterior wall siding. *It should be understood that it is impossible to predict whether moisture penetration will pose a problem in the future.* **REPAIRED**

### Driveway

- **Monitor:** The driveway, walkway and steps have settled and cracked. Persisting movement may result in the need for repairs. Evidence of mud jacking was observed at the front entry.

### Porch

- **Monitor:** A railing may be desirable at the front porch.

### Landscaping

- **Repair:** Tree branches should be trimmed away from the house to avoid damage to the building. **REPAIRED**
- **Repair:** Shrubs, bushes and/or vines growing on exterior walls need to be trimmed away from the structure to reduce the risk of water damage and insect infestation. **REPAIRED**

**Fencing**

- **Monitor:** There is a short section of the fencing that is out of plumb. Repairs are discretionary.

**Main Panel**

- **Repair:** Circuits within the main distribution panel (marked with blue tape) that are doubled up (referred to as “double taps”) should be separated. Each circuit should be served by a separate fuse or breaker. **REPAIRED**

**Outlets**

- **Repair:** A ground fault circuit interrupter (GFCI) outlet in the kitchen marked “FT” (Failed Test) with blue tape did not respond correctly to testing during the inspection. This receptacle should be replaced. **REPAIRED**
- **Improve:** Damage outlet cover plate at the kitchen island should be replaced. **REPAIRED**

**Switches**

- **Note:** The light switch at the master bath entry does not operate any fixtures. **REPAIRED**
- **Monitor, Repair:** The two-way switches for the laundry room are wired improperly. One switch will not work unless the other is in a certain position. Repair is discretionary. **REPAIRED**

**Lights**

- **Repair:** The light is inoperative (i.e. basement, garage west exterior, dining room, front entry, front porch, family room and upstairs southeast bedroom bath.) If the bulbs are not blown, the circuit should be repaired. **REPAIRED**
- **Monitor, Repair:** The basement bath light fixture is missing the cover. Repair is discretionary. **REPAIRED**

**Furnace**

- **Repair:** The west heating system is inoperative and requires service. **REPAIRED**
- **Repair:** The condensate line leading from the west furnace appears dirty and needs to be cleaned to avoid blockage, leaking into the furnace and possible improper operation of the equipment. **REPAIRED**

**Central Air Conditioning**

- **Repair:** Damaged insulation on refrigerant lines should be repaired. **REPAIRED**
- **Repair:** The outdoor unit of the west air conditioning system is out of level. This should be improved. **REPAIRED**
- **Improve:** The outdoor unit of the air conditioning s requires cleaning. **REPAIRED**
- **Monitor:** The fins of the outdoor portion of the air conditioning systems were observed to have minor damage. This condition can reduce the efficiency of the system.

**Attic / Roof**

- **Monitor:** While in the attic water stains were observed on the lower sections of the furnace flue. The insulation below the elbow also showed signs of past moisture. It appears that rain blew in under the rain cap and came down the interior of the flue until it got to the first joint where it then transferred to the outside surface and dripped off the elbow. This is a common condition in 80% of homes but very seldom is enough to penetrate completely through the insulation to the drywall below. Monitor for any additional wetness after rains. **RAIN CAP RECENTLY REPLACED**

**Water Heater**

- **Monitor:** The north water heater is an old unit that may be approaching the end of its useful life. It would be wise to budget for a new unit. One cannot predict with certainty when replacement will become necessary.
- **Repair:** The north water heater burner is dirty. It should be cleaned and adjusted. **REPAIRED**

**Gas Piping**

- **Repair, Safety Issue:** *Gas leaks were detected with a TIF 8800 gas/carbon monoxide detector and confirmed with soapy water (near the west furnace and inside the housing of the east furnace, marked “GAS LEAK” with blue tape.) This is a serious safety concern. It is recommended that the gas utility, HVAC company or plumber be engaged as soon as possible to make the necessary repairs. The current occupants of the home should also be notified.*  
**REPAIRED**

**Waste / Vent**

- **Repair:** The trap below the basement bath sink is leaking. **REPAIRED**

**Plumbing Fixtures**

- **Monitor:** The family room bar counter and sink were observed to have surface wear.
- **Repair:** The sink drain plug is inoperative and needs repair (i.e. basement bath, northeast bedroom bath and southeast bedroom bath.) **REPAIRED**
- **Monitor:** The northeast bedroom bath sink was observed to drain slowly, suggesting that an obstruction may exist.
- **Repair:** The southeast bedroom bath shower head is leaky.
- **Improve:** Cracked, deteriorated and/or missing master bath shower stall grout should be replaced.
- **Improve:** Cracked, deteriorated and/or missing basement bath sink side splash and basement bath tile floor caulk at the cabinets should be replaced.
- **Improve:** Cracked, deteriorated and/or missing southeast bedroom bath shower enclosure caulk could be improved.
- **Monitor:** Cracked tile was observed near the master bath whirlpool tub.

**Sump Pump**

- **Note:** There was no access to the sump pump and could therefore not be tested.

**Refrigerator**

- **Repair:** The refrigerator door ice dispenser light is inoperative. **REPAIRED**

**Fireplaces**

- **Improve:** The family room fireplace firebox side wall mortar should be improved. **REPAIRED**
- **Note:** The master bedroom fireplace is not fully plumbed for gas. An extension pipe is needed to utilize the gas portion of the fireplace.

**Wall / Ceiling Finishes**

- **Monitor:** Water staining was noted at the garage ceiling. **REPAIRED AND INSULATED (FROM 17 YEARS AGO)**
- **Monitor, Repair:** Damage to the drywall was observed at the small hose at the north basement ceiling (from a previous cable wire and minor damage/wear to the garage wall and ceiling).
- **Monitor:** Typical drywall flaws were observed that could include loose tape, minor cracks, rough seams, peeling paper, nail popping, minor patching, etc. Any repairs would be discretionary. Overall condition is above average.

**Floors**

- **Monitor:** Ghosting was observed on the carpet around the baseboard at the southeast bedroom bath doorway. Ghosting is carbon deposits that looks like a dirty surface where the cause is usually from dirty burning candles such as the Yankee brand. Other causes could be from a dirty burning pilot light in the furnace or fireplace, smokers or just plain dirt in the air. Carbon also attracts to colder surfaces such as wall studs where there is an absence of insulation, around electrical outlets, wall hangings and the edges of carpet where the carpet actually acts as a filter. More information can be found on the internet by going to Google and using "ghosting" as a search word. Here are two websites that address the topic. [http://www.buildingscienceconsulting.com/resources/misc/black\\_stains\\_on\\_carpet.htm](http://www.buildingscienceconsulting.com/resources/misc/black_stains_on_carpet.htm)  
<http://www.homeenergy.org/archive/hem.dis.anl.gov/eehem/98/980109.html>
- **Monitor, Repair:** The carpet flooring needs stretching at the southeast bedroom bath entry.
- **Monitor:** Surface wear was noted at the trim near the breakfast room entry area and beside the stairs. **IMPROVED**

**Windows**

- **Monitor:** The main floor northeast window is inoperative. Improvement can be undertaken as desired.
- **Monitor, Repair:** The interior window trim is peeling on some of the windows. Repair is discretionary. **REPAIRED**
- **Repair:** The interior surface of the casement window frame is peeling. These areas should be painted to prevent water damage and rot. Localized evidence of rot was visible on the northeast family room window trim/frame. **REPAIRED**
- **Repair:** Window hardware is missing on a few of the windows (i.e. windows cranks missing at window in family room, master bedroom and northwest bedroom.)
- **Monitor:** It may be desirable to replace window screens where missing. The owner should be consulted regarding any screens that may be in storage.
- **Monitor:** Cosmetic damage to the window trim at the northwest breakfast room and master bedroom southwest window was noted.

### Doors

- **Monitor, Repair:** Minor pet wear was noted on the door back exterior doors.
- **Monitor, Repair:** Pet damage was noted on the basement doors and trim to the unfinished areas.

### Basement Leakage

- **Monitor:** No evidence of moisture penetration was visible in the basement at the time of the inspection. *It should be understood that it is impossible to predict whether moisture penetration will pose a problem in the future.* The vast majority of basement leakage problems are the result of insufficient control of storm water at the surface. The ground around the house should be sloped to encourage water to flow away from the foundation. Gutters and downspouts should act to collect roof water and drain the water at least five (5) feet from the foundation or into a functional storm sewer. Downspouts that are clogged or broken below grade level, or that discharge too close to the foundation are the most common source of basement leakage. Please refer to the Roofing and Exterior sections of the report for more information.

In the event that basement leakage problems are experienced, lot and roof drainage improvements should be undertaken as a first step. Please beware of contractors who recommend expensive solutions. Excavation, damp-proofing and/or the installation of drainage tiles should be a last resort. In some cases, however, it is necessary. Your plans for using the basement may also influence the approach taken to curing any dampness that is experienced. If another rain occurs before closing, it's recommended the basement be viewed again for any signs of moisture penetration.

## THE SCOPE OF THE INSPECTION

---

All components designated for inspection in the ASHI® Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report.

It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

This inspection is visual only. A representative sample of building components are viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of building components is performed.

Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

### WEATHER CONDITIONS

Adverse weather (heavy winds) restricted the roof inspection of the building exterior.

The estimated outside temperature was 75 degrees F.

Dry weather conditions prevailed at the time of the inspection.

### RECENT WEATHER CONDITIONS

Occasional rain has been experienced in the days leading up to the inspection.

# Structure

## DESCRIPTION OF STRUCTURE

---

<b>Foundation:</b>	•Poured Concrete •Basement Configuration •60% Of Foundation Was Not Visible From Inside Due To Finished Walls and/or Storage
<b>Columns:</b>	•Steel
<b>Floor Structure:</b>	•Wood Joist •Concrete
<b>Wall Structure:</b>	•Wood Frame
<b>Ceiling Structure:</b>	•Joist
<b>Roof Structure:</b>	•Rafters •Spaced Plank Sheathing

## STRUCTURE OBSERVATIONS

---

### Positive Attributes

The construction of the home is good quality. The materials and workmanship, where visible, are good. The visible joist spans appear to be within typical construction practices. The inspection did not discover evidence of substantial structural movement.

### General Comments

No major defects were observed in the accessible structural components of the house.

## RECOMMENDATIONS / OBSERVATIONS

### Foundation

- **Monitor:** The basement floor slab has typical cracks usually the result of shrinkage and/or settling of the slab as it cures. Shrinkage cracks are very common and are not normally a concern.

### Floors

- **Monitor:** Water staining of the subflooring (supporting layer of flooring atop floor joists and below finish flooring or carpeting) was found at the northeast corner of the unfinished basement.



## LIMITATIONS OF STRUCTURE INSPECTION

---

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Structural components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of visible structural components were inspected.
- Furniture and/or storage restricted access to some structural components.
- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Roofing

## DESCRIPTION OF ROOFING

<b>Roof Covering:</b>	•Wood Shingle
<b>Roof Flashings:</b>	•Metal
<b>Chimneys:</b>	•Masonry •Metal below siding
<b>Roof Drainage System:</b>	•Aluminum •Downspouts discharge above & below grade
<b>Skylights:</b>	•None
<b>Method of Inspection:</b>	•Walked on roof •Viewed from ladder at eave •Viewed with binoculars •Viewed from window

## ROOFING OBSERVATIONS

### Positive Attributes

The steep pitch of the roof should result in a longer than normal life expectancy for roof coverings. The gutters are clean.

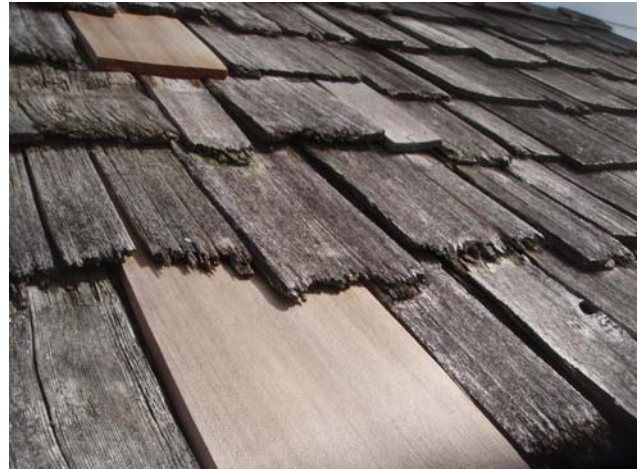
### General Comments

The roof coverings are old and are at or near end of useful life.

### RECOMMENDATIONS / OBSERVATIONS

#### Sloped Roofing

- Monitor:** The roofing is near the end of its life. Older roofs are, by their nature, a high maintenance roof. Annual inspection and repair should be anticipated. In addition, the older flashings should be monitored. In some cases, a deteriorated flashing can result in expensive repairs, because sections of the roofing have to be removed. As a rule of thumb, replacement of the entire roof covering may be logical if more than ten percent of the roof requires repair. The life expectancy of wood roofs is generally 15 to 20 years with tune-ups normally needed around the 10<sup>th</sup> year. This will depend on several factors such as the quality of shingle or shake, the slope of the roof (steeper is better), the amount of exposed shingle, and the amount of sun or shade. As with all roofs, annual maintenance is needed. Cracked, curled, or displaced shingles or shakes should be repaired. As a rule of thumb, replacement of the entire roof covering may be logical if more than ten percent of the wood roof requires repair. Prior repairs to the roofing are evident. This would suggest that problems have been experienced in the past. This area should be monitored.



#### Gutters & Downspouts

- Monitor:** Cosmetic damage to the northeast downspout was observed.

## LIMITATIONS OF ROOFING INSPECTION

---

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Not all of the underside of the roof sheathing is inspected for evidence of leaks.
- Evidence of prior leaks may be disguised by interior finishes.
- Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, and other factors.
- Antennae, chimney/flue interiors which are not readily accessible are not inspected and could require repair.
- Roof inspection may be limited by access, condition, weather, or other safety concerns.
- Portions of the roof were viewed from the ground using binoculars. Some sections of the roof could not be viewed.
- Portions of the roof were viewed from a ladder at the edge of the roof. Some sections of the roof were not in view.
- Unfavorable weather restricted the inspection of the roofing system.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Exterior

## DESCRIPTION OF EXTERIOR

---

<b>Wall Covering:</b>	•Hardboard
<b>Eaves, Soffits, And Fascias:</b>	•Wood
<b>Exterior Doors:</b>	•Metal
<b>Window/Door Frames and Trim:</b>	•Wood •Vinyl-Covered
<b>Entry Driveways:</b>	•Concrete
<b>Entry Walkways And Patios:</b>	•Concrete •Stone
<b>Porches, Decks, Steps, Railings:</b>	•Concrete •Wood
<b>Overhead Garage Door(s):</b>	•Wood •Automatic Opener Installed
<b>Surface Drainage:</b>	•Level Grade •Graded Away From House
<b>Retaining Walls:</b>	•None
<b>Fencing:</b>	•Wood

## EXTERIOR OBSERVATIONS

---

### Positive Attributes

The wood window frames are in generally good condition. There is no significant wood/soil contact around the perimeter of the house, thereby reducing the risk of insect infestation or rot. The garage completely finished. Freeze resistant hose bibs (exterior faucets) have been installed.

### General Comments

The exterior of the home is generally in good condition.

## RECOMMENDATIONS / OBSERVATIONS

### Exterior Walls

- **Repair:** The siding trim needs caulking improvements near the front porch siding to prevent water damage and rot.

**REPAIRED**



### Windows

- **Improve:** Some of the windows require caulking improvement (i.e. second story front southeast, garage. northeast and northwest back second story windows.)



### Doors

- **Monitor:** Localized evidence of rot was visible on the deck door trim/frame. These areas are currently protected with paint and do not need immediate attention. It is recommended, however, that these areas be monitored closely and repaired when painting is done in the future.

### Garage

- **Repair, Safety Issue:** The east overhead garage door does not stay in the open position and requires adjustment for easy and safe operation. **REPAIRED**
- **Repair, Safety Issue:** No safety springs/cables were noted on the garage door springs. The installation of the springs/cables would improve safety during operation. **REPAIRED**
- **Repair:** The overhead garage door weather strip is loose and needs repair. **REPAIRED**
- **Repair, Safety Issue:** The garage door openers did not automatically reverse under resistance to closing. *There is a serious risk of injury, particularly to children, under this condition.* Adjustment or replacement is needed if the opener has this feature. **REPAIRED**
- **Monitor:** The garage floor slab has typical cracks usually the result of shrinkage and/or settling of the slab as it cures. Shrinkage cracks are very common and are not normally a concern.

### Lot Drainage

- **Recommend:** The grading should be improved to promote the flow of storm water away from the house (i.e. the void under the laundry room entry and garage side door patio should be filled.) This can often be accomplished by the addition of top soil. The ground should slope away from the house at a rate of one inch per foot for at least the first five feet. At least eight (8) inches of clearance should be maintained between soil level and the bottom of exterior wall siding. *It should be understood that it is impossible to predict whether moisture penetration will pose a problem in the future.* **REPAIRED**



### Driveway

- **Monitor:** The driveway, walkway and steps have settled and cracked. Persisting movement may result in the need for repairs. Evidence of mud jacking was observed at the front entry.

### Porch

- **Monitor:** A railing may be desirable at the front porch.

### Landscaping

- **Repair:** Tree branches should be trimmed away from the house to avoid damage to the building. **REPAIRED**



- **Repair:** Shrubs, bushes and/or vines growing on exterior walls need to be trimmed away from the structure to reduce the risk of water damage and insect infestation. **REPAIRED**

### Fencing

- **Monitor:** There is a short section of the fencing that is out of plumb. Repairs are discretionary.

## LIMITATIONS OF EXTERIOR INSPECTION

---

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- A representative sample of exterior components was inspected rather than every occurrence of components.
- The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards.
- Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls, break-walls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report.
- Automobile(s) in the garage restricted the inspection.
- Storage in the garage restricted the inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Electrical

## DESCRIPTION OF ELECTRICAL

<b>Size of Electrical Service:</b>	•120/240 Volt Main Service - Service Size: 200 Amps
<b>Service Drop:</b>	•Underground
<b>Service Entrance Conductors:</b>	•Aluminum
<b>Service Equipment &amp; Main Disconnects:</b>	•Main Service Rating 200 Amps •Breakers •Located: Basement
<b>Service Grounding:</b>	•Copper •Water Pipe Connection
<b>Service Panel &amp; Overcurrent Protection:</b>	•Panel Rating: 200 Amp •Breakers •Located: Basement
<b>Sub-Panel(s):</b>	•None Visible
<b>Distribution Wiring:</b>	•Copper
<b>Wiring Method:</b>	• Non-Metallic Cable "Romex"
<b>Switches &amp; Receptacles:</b>	•Grounded
<b>Ground Fault Circuit Interrupters:</b>	•Bathroom(s) •Whirlpool •Exterior •Garage •Kitchen •Basement •Electrical Panel
<b>Smoke Detectors:</b>	•Present

## ELECTRICAL OBSERVATIONS

### Positive Attributes

The size of the electrical service is sufficient for typical single family needs. The electrical panel is well arranged and all fuses/breakers are properly sized relative to the wiring. Generally speaking, the electrical system is in good order. The distribution of electricity within the home is good. All 3-prong outlets that were tested were appropriately grounded. Dedicated 220 volt circuits have been provided for all 220 volt appliances within the home.

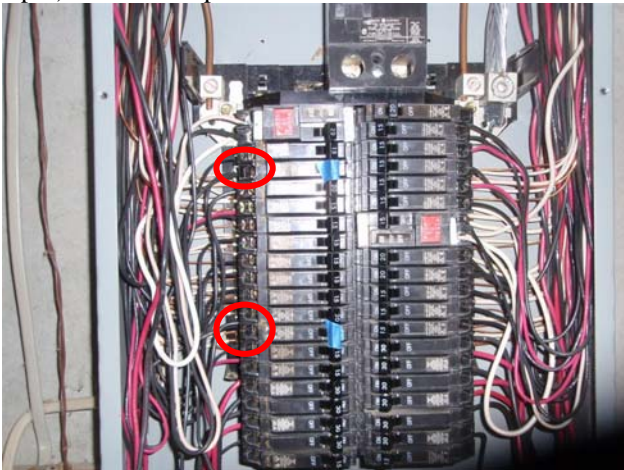
### General Comments

Inspection of the electrical system revealed the need for typical, minor repairs. Although these are not costly to repair, they should be high priority for safety reasons. *Unsafe electrical conditions represent a shock hazard.* A licensed electrician should be consulted to undertake the repairs recommended below.

### RECOMMENDATIONS / OBSERVATIONS

#### Main Panel

- **Repair:** Circuits within the main distribution panel (marked with blue tape) that are doubled up (referred to as "double taps") should be separated. Each circuit should be served by a separate fuse or breaker. **REPAIRED**



### Outlets

- **Repair:** A ground fault circuit interrupter (GFCI) outlet in the kitchen marked "FT" (Failed Test) with blue tape did not respond correctly to testing during the inspection. This receptacle should be replaced. **REPAIRED**
- **Improve:** Damage outlet cover plate at the kitchen island should be replaced. **REPAIRED**

### Switches

- **Note:** The light switch at the master bath entry does not operate any fixtures. **REPAIRED**
- **Monitor, Repair:** The two-way switches for the laundry room are wired improperly. One switch will not work unless the other is in a certain position. Repair is discretionary. **REPAIRED**

### Lights

- **Repair:** The light is inoperative (i.e. basement, garage west exterior, dining room, front entry, front porch, family room and upstairs southeast bedroom bath.) If the bulbs are not blown, the circuit should be repaired. **REPAIRED**
- **Monitor, Repair:** The basement bath light fixture is missing the cover. Repair is discretionary **REPAIRED**

## LIMITATIONS OF ELECTRICAL INSPECTION

---

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Electrical components concealed behind finished surfaces are not inspected.
- Only a representative sampling of outlets and light fixtures were tested.
- Furniture and/or storage restricted access to some electrical components which may not be inspected.
- The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring, systems, and other components which are not part of the primary electrical power distribution system.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Heating

## DESCRIPTION OF HEATING

---

<b>Energy Source:</b>	•Gas
<b>Heating System Type:</b>	•Forced Air Furnace •Manufacturer: Lennox
	•Serial Number: West Unit 5891M12273, East Unit 5891M12274
<b>Vents, Flues, Chimneys:</b>	•Metal-Single Wall
<b>Heat Distribution Methods:</b>	•Ductwork

## HEATING OBSERVATIONS

---

### Positive Attributes

Heating a home with a this type of heating system should be relatively economical. Adequate heating capacity is provided by the system. Heat distribution within the home is adequate. The heating system is controlled by a “set back” thermostat. This type of thermostat, if set up correctly, helps reduce heating costs.

### General Comments

Minor repairs to the heating system are necessary.

## RECOMMENDATIONS / OBSERVATIONS

### Furnace

- **Repair:** The west heating system is inoperative and requires service. **REPAIRED**
- **Repair:** The condensate line leading from the west furnace appears dirty and needs to be cleaned to avoid blockage, leaking into the furnace and possible improper operation of the equipment. **REPAIRED**



## LIMITATIONS OF HEATING INSPECTION

---

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- The adequacy of heat supply or distribution balance is not inspected.
- The interior of flues or chimneys which are not readily accessible are not inspected.
- The furnace heat exchanger, humidifier, or dehumidifier, and electronic air filters are not inspected.
- Solar space heating equipment/systems are not inspected.
- Although the heating system was operated, there are significant testing limitations at this time of year.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Cooling / Heat Pumps

## DESCRIPTION OF COOLING / HEAT PUMPS

---

<b>Energy Source:</b>	•Electricity
<b>Central System Type:</b>	•Air Cooled Central Air Conditioning •Manufacturer: Lennox
	•Serial Number: East Unit 5192L12074, West Unit 5192L12057
<b>Size of Circuit:</b>	•Circuit Size: Minimum Circuit Size 21.5 Amps Maximum Circuit Breaker Size 35 Amps
	•Breaker Size In Main Panel: 30 Amps
<b>Through-Wall Equipment:</b>	•Not Present
<b>Other Components:</b>	•House Fan

## COOLING / HEAT PUMPS OBSERVATIONS

---

### Positive Attributes

The capacity and configuration of the system should be sufficient for the home. The location of the return air vents is well suited to air conditioning. The system responded properly to operating controls.

### General Comments

As the system is an older unit a higher level of maintenance can be expected.

## RECOMMENDATIONS / OBSERVATIONS

### Central Air Conditioning

- **Repair:** Damaged insulation on refrigerant lines should be repaired. **REPAIRED**
- **Repair:** The outdoor unit of the west air conditioning system is out of level. This should be improved. **REPAIRED**
- **Improve:** The outdoor unit of the air conditioning s requires cleaning. **REPAIRED**
- **Monitor:** The fins of the outdoor portion of the air conditioning systems were observed to have minor damage. This condition can reduce the efficiency of the system.

## LIMITATIONS OF COOLING / HEAT PUMPS INSPECTION

---

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Window mounted air conditioning units are not inspected.
- The cooling supply adequacy or distribution balance are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Insulation / Ventilation

## DESCRIPTION OF INSULATION / VENTILATION

---

<b>Attic Insulation:</b>	•Loose Fiberglass/Mineral Wool in Main Attic
<b>Roof Cavity Insulation:</b>	•None Visible
<b>Exterior Wall Insulation:</b>	•R19 Fiberglass in Original Walls
<b>Basement Wall Insulation:</b>	•Fiberglass on Basement Walls
<b>Vapor Retarders:</b>	•Kraft Paper
<b>Roof Ventilation:</b>	•Roof Vents •Soffit Vents
<b>Exhaust Fan/vent Locations:</b>	•Bathroom •Dryer •Cooktop Down Draft

## INSULATION / VENTILATION OBSERVATIONS

---

### Positive Attributes

This is a well insulated home.

### RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

#### Attic / Roof

- **Monitor:** While in the attic water stains were observed on the lower sections of the furnace flue. The insulation below the elbow also showed signs of past moisture. It appears that rain blew in under the rain cap and came down the interior of the flue until it got to the first joint where it then transferred to the outside surface and dripped off the elbow. This is a common condition in 80% of homes but very seldom is enough to penetrate completely through the insulation to the drywall below. Monitor for any additional wetness after rains. **RAIN CAP RECENTLY REPLACED**



## LIMITATIONS OF INSULATION / VENTILATION INSPECTION

---

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Insulation/ventilation type and levels in concealed areas are not inspected. Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed.
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- An analysis of indoor air quality is not part of our inspection unless explicitly contracted-for and discussed in this or a separate report.
- Any estimates of insulation R values or depths are rough average values.
- No access was gained to the wall cavities of the home.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Plumbing

## DESCRIPTION OF PLUMBING

<b>Water Supply Source:</b>	•Public Water Supply
<b>Service Pipe to House:</b>	•Copper
<b>Main Water Valve Location:</b>	•Furnace Room
<b>Interior Supply Piping:</b>	•Copper
<b>Waste System:</b>	•Public Sewer System
<b>Drain, Waste, &amp; Vent Piping:</b>	•Plastic
<b>Water Heater:</b>	•Gas •Approximate Capacity (in gallons): 40 each •Manufacturer: GE •Serial Number: GELN0406409696 •Manufacturer: Rheem •Serial Number: 0493A35362
<b>Fuel Shut-Off Valves:</b>	•Natural Gas Main Valve At Meter
<b>Other Components:</b>	•Sump Pump •Backflow Preventers on Hose Bibs •Sprinkler System •Pressure Regulator on Main Line

## PLUMBING OBSERVATIONS

### Positive Attributes

The plumbing system is in generally good condition. The piping system within the home, for both supply and waste, is a good quality system. The water pressure supplied to the fixtures is reasonably good. A typical drop in flow was experienced when two fixtures were operated simultaneously. The plumbing fixtures appear to have been well-maintained.

### General Comments

The plumbing system requires some typical minor improvements.

### RECOMMENDATIONS / OBSERVATIONS

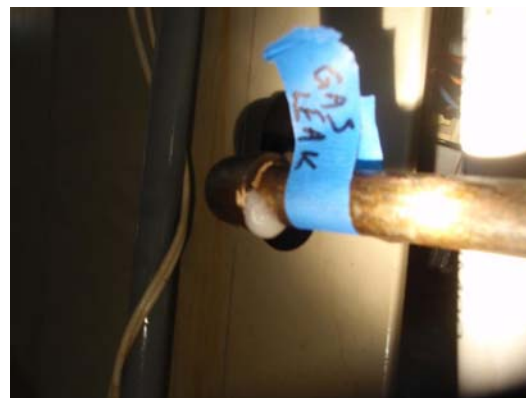
#### Water Heater

- **Monitor:** The north water heater is an old unit that may be approaching the end of its useful life. It would be wise to budget for a new unit. One cannot predict with certainty when replacement will become necessary.
- **Repair:** The north water heater burner is dirty. It should be cleaned and adjusted. **REPAIRED**

#### Gas Piping

- **Repair, Safety Issue:** *Gas leaks were detected with a TIF 8800 gas/carbon monoxide detector and confirmed with soapy water (near the west furnace and inside the housing of the east furnace, marked "GAS LEAK" with blue tape.) This is a serious safety concern. It is recommended that the gas utility, HVAC company or plumber be engaged as soon as possible to make the necessary repairs. The current occupants of the home should also be notified.*

**REPAIRED**



### Waste / Vent

- **Repair:** The trap below the basement bath sink is leaking. **REPAIRED**

### Plumbing Fixtures

- **Monitor:** The family room bar counter and sink were observed to have surface wear.
- **Repair:** The sink drain plug is inoperative and needs repair (i.e. basement bath, northeast bedroom bath and southeast bedroom bath.) **REPAIRED**
- **Monitor:** The northeast bedroom bath sink was observed to drain slowly, suggesting that an obstruction may exist.
- **Repair:** The southeast bedroom bath shower head is leaky.
- **Improve:** Cracked, deteriorated and/or missing master bath shower stall grout should be replaced.



- **Improve:** Cracked, deteriorated and/or missing basement bath sink side splash and basement bath tile floor caulk at the cabinets should be replaced.
- **Improve:** Cracked, deteriorated and/or missing southeast bedroom bath shower enclosure caulk could be improved.
- **Monitor:** Cracked tile was observed near the master bath whirlpool tub.



### Sump Pump

- **Note:** There was no access to the sump pump and could therefore not be tested.

## LIMITATIONS OF PLUMBING INSPECTION

---

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected.
- Water quantity and water quality are not tested unless explicitly contracted-for and discussed in this or a separate report.
- Clothes washing machine connections are not inspected.
- Interiors of flues or chimneys which are not readily accessible are not inspected.
- Water conditioning systems, solar water heaters, fire and lawn sprinkler systems, and private waste disposal systems are not inspected unless explicitly contracted-for and discussed in this or a separate report.
- An inspection of the lawn sprinkler system is outside the scope of this inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Interior

## DESCRIPTION OF INTERIOR

---

<b>Wall And Ceiling Materials:</b>	•Drywall
<b>Floor Surfaces:</b>	•Carpet •Tile •Vinyl/Resilient •Wood •Concrete
<b>Window Type(s) &amp; Glazing:</b>	•Casement •Fixed Pane •Thermal Pane
<b>Doors:</b>	•Wood-Hollow Core •Metal

## INTERIOR OBSERVATIONS

---

### General Condition of Interior Finishes

On the whole, the interior finishes of the home are in above average condition. Typical minor flaws were observed in some areas.

### General Condition of Windows and Doors

The majority of the doors and windows are good quality.

### General Condition of Floors

The floors of the home are relatively level and walls are relatively plumb.

## RECOMMENDATIONS / OBSERVATIONS

### Wall / Ceiling Finishes

- **Monitor:** Water staining was noted at the garage ceiling. **REPAIRED AND INSULATED (FROM 17 YEARS AGO)**
- **Monitor, Repair:** Damage to the drywall was observed at the small hose at the north basement ceiling (from a previous cable wire and minor damage/wear to the garage wall and ceiling.
- **Monitor:** Typical drywall flaws were observed that could include loose tape, minor cracks, rough seams, peeling paper, nail popping, minor patching, etc. Any repairs would be discretionary. Overall condition is above average.

### Floors

- **Monitor:** Ghosting was observed on the carpet around the baseboard at the southeast bedroom bath doorway. Ghosting is carbon deposits that looks like a dirty surface where the cause is usually from dirty burning candles such as the Yankee brand. Other causes could be from a dirty burning pilot light in the furnace or fireplace, smokers or just plain dirt in the air. Carbon also attracts to colder surfaces such as wall studs where there is an absence of insulation, around electrical outlets, wall hangings and the edges of carpet where the carpet actually acts as a filter. More information can be found on the internet by going to Google and using "ghosting" as a search word. Here are two websites that address the topic. [http://www.buildingscienceconsulting.com/resources/misc/black\\_stains\\_on\\_carpet.htm](http://www.buildingscienceconsulting.com/resources/misc/black_stains_on_carpet.htm)  
<http://www.homeenergy.org/archive/hem.dis.anl.gov/eehem/98/980109.html>
- **Monitor, Repair:** The carpet flooring needs stretching at the southeast bedroom bath entry.
- **Monitor:** Surface wear was noted at the trim near the breakfast room entry area and beside the stairs. **IMPROVED**

### Windows

- **Monitor:** The main floor northeast window is inoperative. Improvement can be undertaken as desired.
- **Monitor, Repair:** The interior window trim is peeling on some of the windows. Repair is discretionary. **REPAIRED**
- **Repair:** The interior surface of the casement window frame is peeling. These areas should be painted to prevent water damage and rot. Localized evidence of rot was visible on the northeast family room window trim/frame. **REPAIRED**
- **Repair:** Window hardware is missing on a few of the windows (i.e. windows cranks missing at window in family room, master bedroom and northwest bedroom.)
- **Monitor:** It may be desirable to replace window screens where missing. The owner should be consulted regarding any screens that may be in storage.
- **Monitor:** Cosmetic damage to the window trim at the northwest breakfast room and master bedroom southwest window was noted.

### Doors

- **Monitor, Repair:** Minor pet wear was noted on the door back exterior doors.
- **Monitor, Repair:** Pet damage was noted on the basement doors and trim to the unfinished areas.

### Basement Leakage

- **Monitor:** No evidence of moisture penetration was visible in the basement at the time of the inspection. *It should be understood that it is impossible to predict whether moisture penetration will pose a problem in the future.* The vast majority of basement leakage problems are the result of insufficient control of storm water at the surface. The ground around the house should be sloped to encourage water to flow away from the foundation. Gutters and downspouts should act to collect roof water and drain the water at least five (5) feet from the foundation or into a functional storm sewer. Downspouts that are clogged or broken below grade level, or that discharge too close to the foundation are the most common source of basement leakage. Please refer to the Roofing and Exterior sections of the report for more information.

In the event that basement leakage problems are experienced, lot and roof drainage improvements should be undertaken as a first step. Please beware of contractors who recommend expensive solutions. Excavation, damp-proofing and/or the installation of drainage tiles should be a last resort. In some cases, however, it is necessary. Your plans for using the basement may also influence the approach taken to curing any dampness that is experienced. If another rain occurs before closing, it's recommended the basement be viewed again for any signs of moisture penetration.

## LIMITATIONS OF INTERIOR INSPECTION

---

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.
- Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.
- Portions of the foundation walls were concealed from view.
- The adequacy of the fireplace draw cannot be determined during a visual inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Appliances

## DESCRIPTION OF APPLIANCES

---

**Appliances Tested:**

- Gas Range •Built-in Electric Oven •Electric Cooktop •Microwave Oven
- Waste Disposer •Refrigerator

**Laundry Facility:**

- 240 Volt Circuit for Dryer •Dryer Vented to Building Exterior •120 Volt Circuit for Washer •Hot and Cold Water Supply for Washer •Waste Standpipe for Washer

**Other Components Tested:**

- Door Bell •Cooktop Exhaust Vent/Fan

## APPLIANCES OBSERVATIONS

---

**Positive Attributes**

The appliances are to be in generally good condition. All appliances that were tested responded satisfactorily. The kitchen and laundry facilities are well organized. The kitchen cabinetry is above average quality. The fixtures employed in the kitchen are high quality. The appliances that have been installed in the kitchen are good quality.

**General Comments**

Only minor improvements to the appliances are needed.

### RECOMMENDATIONS / OBSERVATIONS

**Refrigerator**

- **Repair:** The refrigerator door ice dispenser light is inoperative. **REPAIRED**

## LIMITATIONS OF APPLIANCES INSPECTION

---

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Thermostats, timers and other specialized features and controls are not tested.
- The temperature calibration, functionality of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Fireplaces / Wood Stoves

## DESCRIPTION OF FIREPLACES / WOOD STOVES

---

**Fireplaces:**

•Masonry Firebox (Family Room) •Zero Clearance

**Vents, Flues, Chimneys:**

•Gas (Breakfast Room & Master Bedroom)  
•Metal Flue-Single Wall •Masonry Chimney-Lined (Family Room)

## FIREPLACES / WOOD STOVES OBSERVATIONS

---

### Positive Attributes

### General Comments

On the whole, the fireplace and it's components were found to be in average condition. Typical flaws were observed in some areas.

### RECOMMENDATIONS / OBSERVATIONS

#### Fireplaces

- **Improve:** The family room fireplace firebox side wall mortar should be improved. **REPAIRED**



- **Note:** The master bedroom fireplace is not fully plumbed for gas. An extension pipe is needed to utilize the gas portion of the fireplace.

## LIMITATIONS OF FIREPLACES / WOOD STOVES INSPECTION

---

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- The interiors of flues or chimneys are not inspected.
- Firescreens, fireplace doors, appliance gaskets and seals, automatic fuel feed devices, mantles and fireplace surrounds, combustion make-up air devices, and heat distribution assists (gravity or fan-assisted) are not inspected.
- The inspection does not involve igniting or extinguishing fires nor the determination of draft.
- Fireplace inserts, stoves, or firebox contents are not moved.

#### Other Fireplace/Stove Components Not Inspected:

- Interiors of flues or chimneys

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.